



241422004000-000-001-BUETTNER-20120622

1

Gerald F. & Sue C. Buettner
PO Box 901 27Caldwell Drive
Lopez Island, WA 98261
Tele: 360-468-4797
geraldbuettner@yahoo.com

18 June 2012

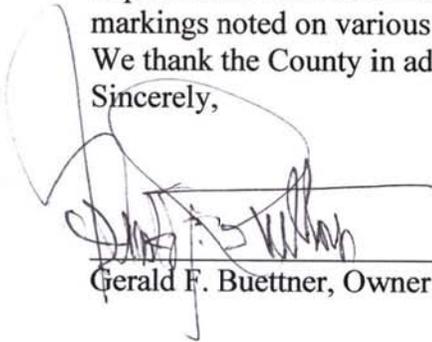
San Juan County
Community Development & Planning
PO Box 947
Friday Harbor, WA 98250

Attn: Lisa Brown
Re: SJC Shoreline Inventory & Characterization Report
(Document #82)
Tax Parcel # 241422004
27 Caldwell Drive, Lopez Island, WA

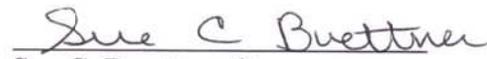
COMMUNITY DEVELOPMENT & PLANNING
JUN 22 2012
S.J.C. COMMUNITY

Dear Community Development & Planning:
Please find attached our response to the San Juan County Draft Shoreline Inventory Report. Our response was prepared by ourselves, and follows a basic format suggested by the organization Common Sense Alliance. Please note that we take issue and exception to several of the County's characterizations pertaining to our property, and request these characterizations be corrected and/or removed. We also request undefined markings noted on various maps of our property be explained or removed. We thank the County in advance for their review of and response to our concerns.

Sincerely,



Gerald F. Buettner, Owner



Sue C. Buettner, Owner

TO: SAN JUAN COUNTY, WASHINGTON
SUBJ: RESPONSE TO SHORELINE INVENTORY REPORT
RE: SJC SHORELINE INVENTORY AND CHARACTERIZATION DRAFT REPORT

DATE: 18 JUNE 2012

PROPERTY OWNERS: GERALD F. & SUE C. BUETTNER
STREET ADDRESS: 27 CALDWELL DRIVE, LOPEZ ISLAND, WA
MAIL ADDRESS: POB 901, LOPEZ ISLAND, WA 98261
E-MAIL: geraldbuettner@yahoo.com

TAX PARCEL NUMBER: 241422004
ISLAND: LOPEZ
MANAGEMENT AREA: STRAIGHT OF JUAN DE FUCA
REACH NUMBER: 157

PROPERTY CONTEXT (BROAD SCALE): ATTACHMENT 1. GENERAL
LOCATION OVERLAIN ON SJC MANAGEMENT AREA MAP 36C
PROPERTY CONTEXT (CLOSE SCALE): ATTACHMENT 2. AS-BUILT
DRAWING OF PROPERTY AND ADJACENT LAND PER DEVELOPMENT
IMPROVEMENT IN 2002. THIS DRAWING SHOWS HOME CON-
STRUCTION, SETBACKS, BANK, SHORELINE, AND DRAINAGE.

EXISTING DEVELOPMENT OF THE PROPERTY (PHOTOS): ATTACHMENT 3.
PHOTO NO. 1: ELEVATED PHOTO OF PROPERTY, TIDELANDS AND
STRUCTURES, LOOKING TOWARD NE. APPROX.
PROPERTY LINES ARE OVERDRAWN.
PHOTO NO. 2: SAME AS PHOTO NO. 1 EXCEPT AT LARGER SCALE.
PHOTO NO. 3: SAME AS PHOTO NO. 1 EXCEPT AT LARGER SCALE,
SHOWING NATURAL VEGETATION AND PATH TO BEACH.
PHOTO NO. 4: PHOTO OF PROPERTY LOOKING TOWARD SW FROM
CALDWELL DRIVE
PHOTO NO. 5: PHOTO OF BEACH AND LOW BANK LOOKING TOWARD NW
PHOTO NO. 6: PHOTO OF SOUTHWEST CORNER OF ABOVE-BANK
PROPERTY – LOCATION OF SJC PROPOSED DESIGNATION
OF A “WETLAND” AREA - ???

Note: Photos 1 thru 6 were taken on 14 June 2012 and reflect the current condition of
the property. The property remains essentially in this state throughout the year.

NARRATIVE ON PROPERTY:

The property at 27 Caldwell Drive, Lopez Island, WA was purchased in 1968 by Jack and Gretchen Holderness (parents of Sue C. Buettner) upon the development of the Davis Head Community. Property ownership includes tidelands. The property was the site of a cannery in the late 1800's and early 1900's, became a berry farm for many years, and became part of the Davis Head Community Development in the mid-1960's. A 1200sf cabin was built on the property in 1969 by Jack and Gretchen Holderness, the property

DEVELOPMENT & PLANNING

JUN 22 2012

S.J.C. COMMUNITY

was inherited by Sue and Gerald Buettner in 1992, and the present 2400sf replacement residence built by them in 2002.

The existing residence is located approximately 130-feet from the Mean High Tide Line (MHTL) and is no wider than half the width of the property as defined by SJC to be 104-feet. A sand-filtration septic system is installed with its drainage field located at the north end of the property approximately 400-feet from the MHTL. All rainwater drainage generated on the property is tight-lined into two gravel-filled "french drains" trenches. The approximately 14-foot high waterfront bank consists of heavy and light boulders between which grows natural grasses. A 4-foot wide diagonal path leads to the beach. The property slopes downward approximately 12-feet from north to south and approximately 2-feet from east to west. No significant "low spots" exist on the property.

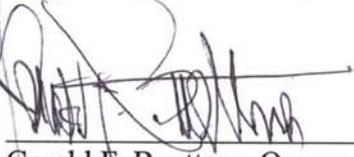
COMMENTS AND DISAGREEMENTS WITH SJC DRAFT REACH DISCUSSIONS:

Our "layman's" review of the Draft Reach Discussions contained in the SJC Shoreline Inventory Report revealed what we believe to be the following errors and/or irregularities which do not reflect our property's setting and context:

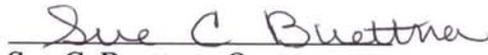
1. Map 12C Flood Plains & Wetlands indicates a "wetland" at the southwest corner of our property. This "wetland" indicator is readable only when the map is enlarged by 400% or greater, and its scope is obscured by the overprinting of the word "Caldwell Drive". As clearly shown on our Attachment 3, Photo No. 6, there is no "wetland" located at the SW corner of our property as indicated on Map 12C, nor has there ever been a "wetland" at this location. In reality, the area shown as a "wetland" is actually high ground at this part of our property. Likewise, no other portion of our property can rationally be construed to be a "wetland". We kindly request the County delete any reference or indicator of "wetland" on our property, along with any consequential restrictions or labels associated with "wetlands".
2. Table 31A for Reach #157 together with Table 5B states a Wetland Habitat > 50% exists on our property. Per the discussion above, this description is not correct, and we kindly request this description be removed from our property.
3. Map 12C Flood Plains & Wetlands shows a black line across the upper center of our property, with no indication on the map's legend as to what this black line indicates. We are unable to comment on this indicator until it is properly and understandably described.
4. Tables 5B and 31A for Reach #157 states multiple species of Bats are present, however Table 31B for Reach #157 states Bat presence is zero. Over our past 43 years of association with this property, we have never observed any Bats, nor their telltale droppings.
5. Map 35C designating potentially non-conforming properties, when enlarged by 400% or greater, reveals a mysterious black-line notation at the SW corner of our property that is partially obscured by overprinting. Inasmuch as there is no legend for this notation and its scope is indeterminable due to overlapping graphics, we are unable to comment on this notation, and request its clarification.
6. It is our position that no conditions exist regarding our property that warrant a listing or label of "nonconforming", and that such listing is not proposed by SJC for our property. We kindly request we be timely notified if our position is not correct.

THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HEREWITH BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY AND THE PROPERTY ITSELF. SHOULD ANY PORTION OF OUR ANALYSIS BE INCORRECT, WE KINDLY REQUEST SUPPORTED CORRECTIONS BE PROVIDED. LASTLY, WE REQUEST ALL UNDEFINED MARKINGS PERTAINING TO OUR PROPERTY AND ANY MARKINGS HIDDEN BY OVERLAYED GRAPHICS BE CORRECTED AND CLEAR ANALYSIS PROVIDED.

Respectfully submitted,



Gerald F. Buettner, Owner


Sue C. Buettner, Owner

S.J.C. COMMUNITY

JUN 22 2012

DEVELOPMENT & PLANNING

Map 36C:

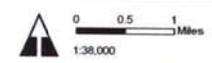
Management Areas

San Juan County Shoreline Master Program Update

DRAFT



**LOCATION OF
BUETTNER
PROPERTY**



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to corroborate information shown on this map.

The functionality of this map is optimized when viewed digitally.
01.27.2012

Data provided by:
San Juan County
Washington Department of Ecology



JUN 22 2012

DEVELOPMENT & **ATTACHMENT #1**



PHOTO
#1

S.J.C. COMMUNITY

JUN 22 2012

DEVELOPMENT & PLANNING



PHOTO
#2

ARCH #3 (1)



PHOTO
#3

S.J.C. COMMUNITY.

JUN 22 2012

DEVELOPMENT & PLANNING



PHOTO
#4

ATCH #3 (2)



PHOTO
#5

S.J.C. COMMUNITY

JUN 22 2012

DEVELOPMENT & PLANNING



SW
CORNER

PHOTO
#6

ATCH #3 (3)